

Willmar Renaissance Zone FORM A – OPEN ZONING

The RZ Renaissance Zone Overlay District is established to:

- Encourage the adaptive reuse of heritage-designated & existing infrastructure
- Encourage creativity
- Encourage pedestrian-scaled streetscape (e.g. walkability & promotion of activities)
- Encourage density and increase Willmar's population
- Promote the Renaissance Zone as an entertainment district, complementing other commercial areas
- Creating a healthy, equitable, and resilient community
- Reduce non-conforming zoning regulations
- Eliminate dwelling unit restrictions in residential zones. Note, development proposals must creatively consider other provisions: parking; mixed rental/ownership housing opportunities in the area; green space/play space, retail and/or offices
- Encourage contextual uses & creativity
- Encourage entertainment uses (restaurants, specialty retail, arts & culture, experiences, etc.)

PROJECT INFORMATION

Applicant/Contact Name:

Site Address:

Parcel ID:

Current Use:

Proposed Use:

HOW DOES THE PROJECT DEVIATE FROM EXISTING ZONING?

PARKING CREDITS

Are you providing onsite parking alternatives for parking space credits?	YES	NO
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If yes, which parking alternatives will be provided onsite, for up to 50% parking requirement credits?

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|--|-----|----|
| • Below grade "contextual" or "camouflaged" parking – 10% parking credit | YES | NO |
| • Public parking spaces – 10% parking credit | YES | NO |
| • Electric vehicle charging stations – 10% parking credit | YES | NO |
| • Shared car amenity provided by management – 10% parking credit | YES | NO |
| • Bicycle parking – 10% parking credit | YES | NO |

TOTAL PARKING CREDIT REQUEST: _____%

IN ORDER TO APPROVE A CONDITIONAL USE PERMIT, THE PLANNING COMMISSION MUST MAKE A SERIES OF FINDINGS. ASSESS YOUR PROJECT WITH THE FOLLOWING QUESTIONS.

How will this project affect the future development, improvement and value of neighboring properties?

Will the project result in the destruction, loss, or damage of any natural, scenic, or historic features of major importance?

Will adequate utilities, stormwater management, and traffic controls be provided for the health, safety, and welfare of the community?

How is the project's use and architectural appearance compatible with neighboring properties & the RZ district?

How has creativity been brought into this project's spatial, contextual, and architectural solutions?

How will the project be pedestrian-oriented?

How does this project meet a demand and fill a gap in Willmar?

What is the feasibility & shovel-readiness of this project?

OWNER'S CERTIFICATION

I certify that all statements in this application are an accurate representation as of on this date and are made for the purpose of obtaining "open zoning" incentives. Verification and re-verification of any information contained in this application may be made at any time by City of Willmar, its agents, successors and assigns, either directly or another source named in this application at any time while checking the information herein. The City of Willmar reserves the right to reject any application for whatever reason.

Owner's Signature:

Date:

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Date: